

IT IS HEREBY ADJUDGED  
and DECREED this is SO  
ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: March 03, 2011

**2525 EAST CAMELBACK ROAD**

**SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

*Sarah S. Curley*

**SARAH S. CURLEY**  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

10-30798

**IN THE UNITED STATES BANKRUPTCY COURT**  
**FOR THE DISTRICT OF ARIZONA**

IN RE:

Josefina R. Ortega  
Debtor.

Wells Fargo Bank, N.A.  
Movant,

vs.

Josefina R. Ortega, Debtor, Diane M. Mann,  
Trustee.

Respondents.

No. 2:10-BK-33410-SSC

Chapter 7

ORDER

(Related to Docket #23)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated December 26, 2003 and recorded in the office of  
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Josefina R.  
4 Ortega has an interest in, further described as:

5 THE FOLLOWING REAL PROPERTY SITUATE IN THE CITY OF PHOENIX, COUNTY  
6 OF MARICOPA, STATE OF ARIZONA, TO-WIT: LOT 16, VILLA ALEGRE, ACCORDING  
7 TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER  
8 OF MARICOPA COUNTY, ARIZONA, IN BOOK 131 OF MAPS, PAGE 9, AND  
9 AMENDMENT TO PLAT DEDICATION RECORDED IN DOCKET 8487, PAGE 534,  
10 RECORDS OF MARICOPA COUNTY, ARIZONA: TAX ID #: 103-53-098A 6  
11 BY FEE SIMPLE DEED FROM KODRANTES CAPITAL, LTD., AN ARIZONA  
12 CORPORATION AS SET FORTH IN INSTRUMENT NO. 20010057539 AND RECORDED  
13 112612001, MARICOPA COUNTY RECORDS. THE SOURCE DEED AS STATED ABOVE  
14 IS THE LAST RECORD OF VESTING FILE FOR THIS PROPERTY. THERE  
15 HAVE BEEN NO VESTING CHANGES SINCE THE DATE OF THE ABOVE  
16 REFERENCED SOURCE.

17 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written  
18 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
19 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
20 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against  
21 Debtor if Debtors personal liability is discharged in this bankruptcy case.

22 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
23 to which the Debtor may convert.  
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